



70K + 20K SF FLEXIBLE R&D/ OFFICE SPACE

3100 The Greenway, Berkeley, California



Foundry 31



BRING TO LIFE YOUR CREATIVE VISION

Foundry31 is a former factory reimaged as an exciting gathering place while retaining a legacy of industry and innovation.

70K SF of flexible, collaborative space on one floor allows tenants the opportunity to design a truly unique office setting.





OPEN, COLLABORATIVE, EXPANSIVE

The large floor plate provides tenants the ability to create a mix of collaborative areas and traditional office while maintaining overall efficiency and functionality.

The industrial character of the space features exposed concrete ceilings and columns with original exterior windows providing ample natural light.

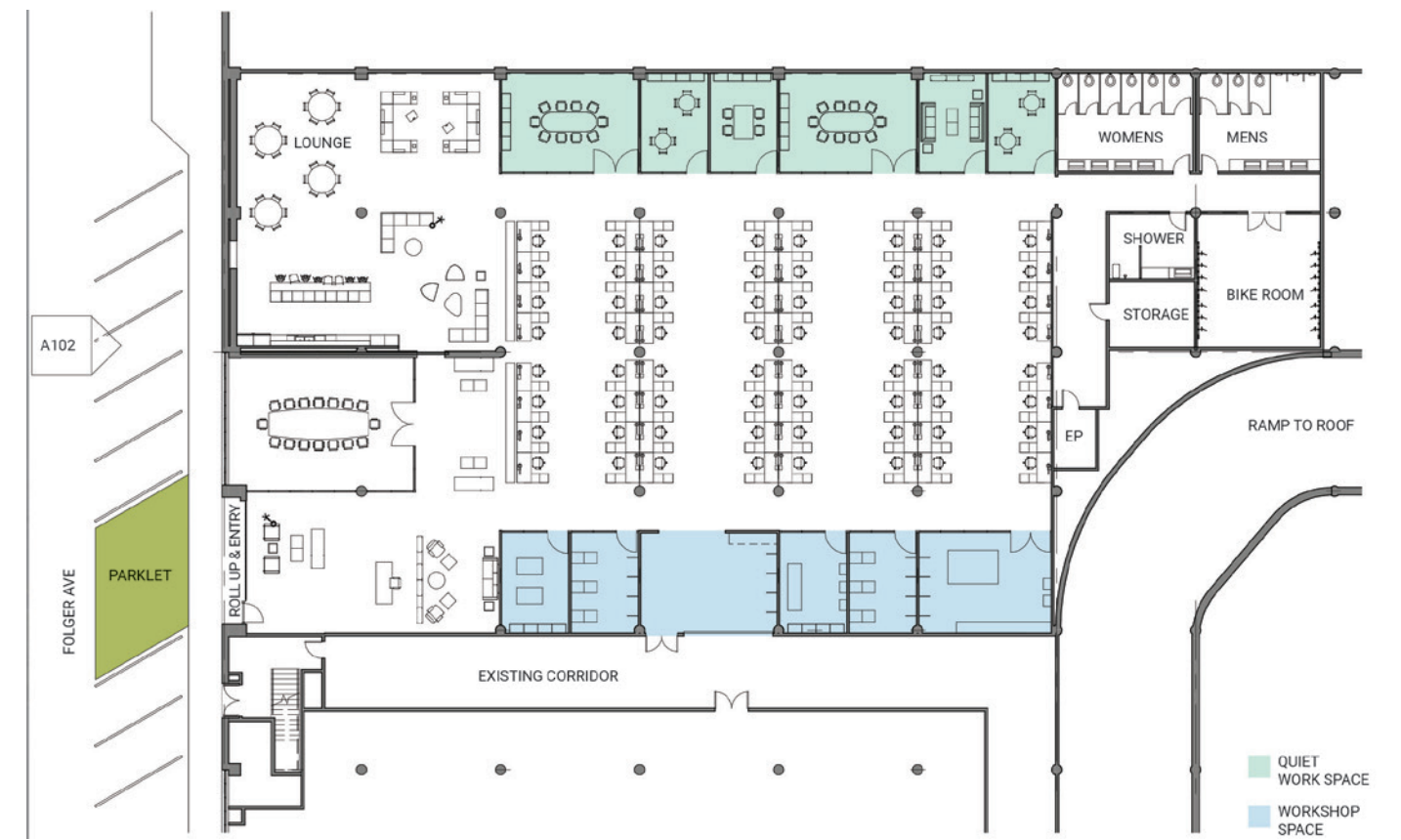
- ±90,000 SF available
- ±70,000 SF contiguous space available on floor 2
- Large floor plate allows for more efficiency and functionality
- Great natural light
- Brand new entry off the Emeryville Greenway31
- On-site, state of the art City Sports Club
- Ample Parking

STREETLIGHTS

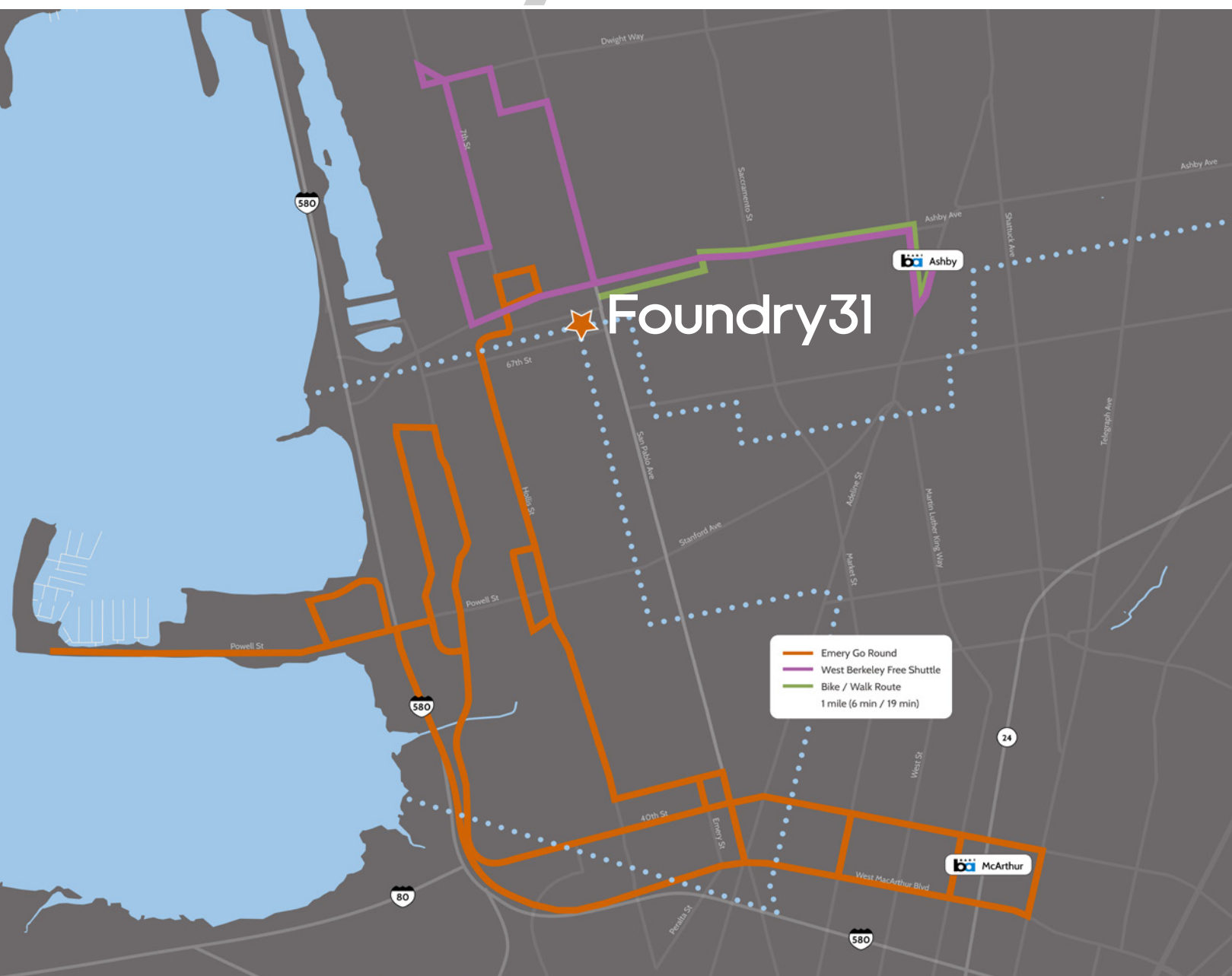




- Onsite bike program that allows our tenants to check-out bikes and cruise around the neighborhood to pick up lunch, run errands or get exercise.
- Emeryville Go Round Shuttle Stop within walking distance of the building.
- Neighborhood location with secured bike parking
- Close proximity to Highway 80 and Highway 580
- 5 minutes to San Francisco via the Bay Bridge



±20,000 RSF GROUND FLOOR / PROPOSED LAYOUT



FLOORPLANS



±70,000 SF SINGLE TENANT LAYOUT

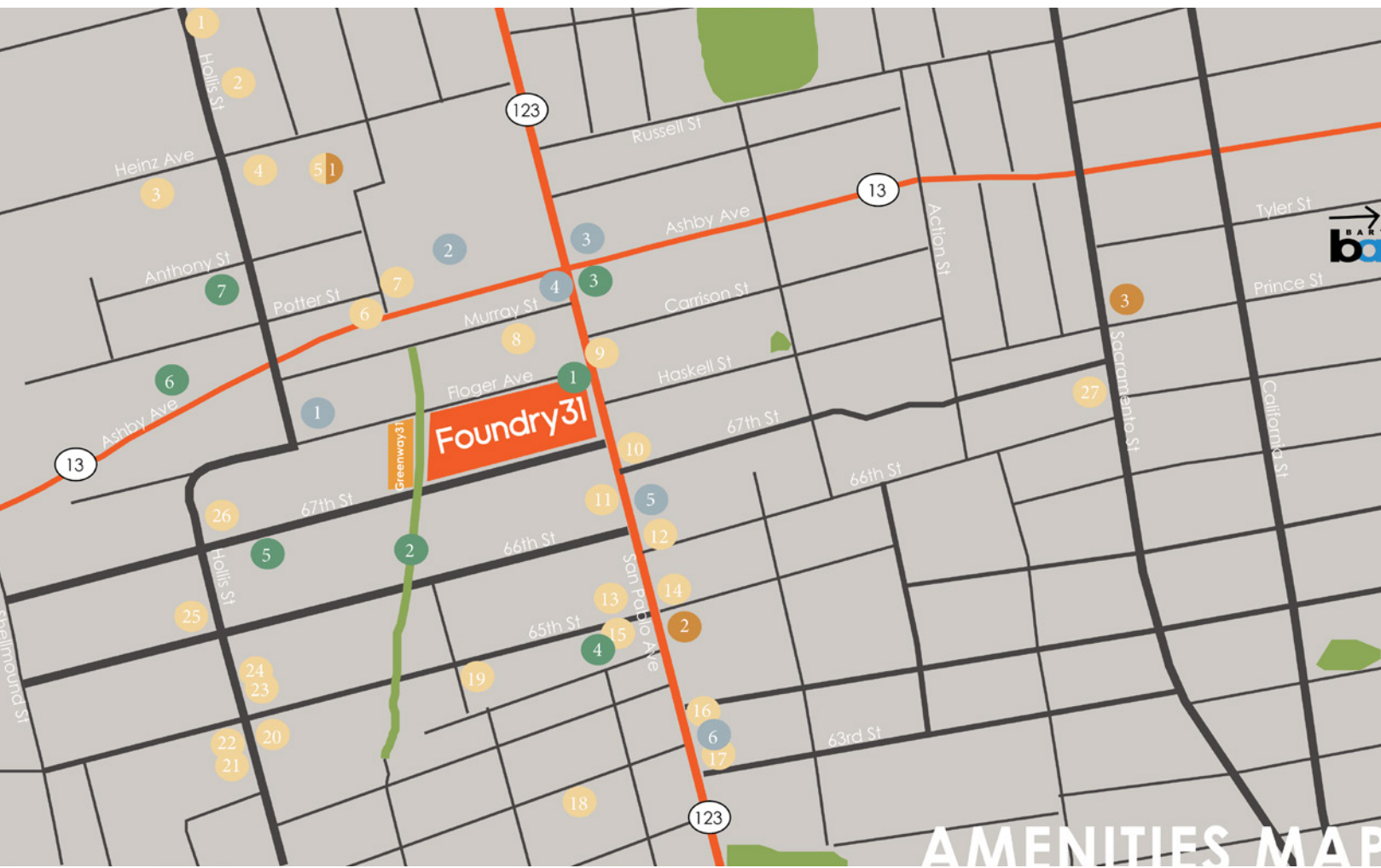
Foundry 31



WHERE THREE CITIES MEET

Located at the intersection of Berkeley, Emeryville and Oakland, Foundry31 is close to the Berkeley Bowl and several restaurants such as Priya Indian Cuisine, Zut!, Lyasare, Riva Cucina, Lica Italian and Los Moles

City Sports Club is located onsite and features a pool, state-of-the-art equipment, locker facilities, personal trainers, kids club and parking.



CONSUMER GOODS

- 1 Urban Ore
- 2 Orchard Supply Hardware
- 3 Walgreens
- 4 Discount Fabrics
- 5 Goodwill
- 6 A verb for Keep Warning

FITNESS

- 1 Urban Ore
- 2 Orchard Supply Hardware
- 3 Walgreens
- 4 Discount Fabrics
- 5 Goodwill
- 6 A verb for Keep Warning
- 7 Discount Fabrics

GROCERY STORES

- 1 Urban Ore
- 2 Orchard Supply Hardware
- 3 Walgreens

FOOD/DRINKS

- 1 Urban Ore
- 2 Orchard Supply Hardware
- 3 Walgreens
- 4 Discount Fabrics
- 5 Goodwill
- 6 A verb for Keep Warning
- 7 Orchard Supply Hardware
- 8 Walgreens
- 9 Discount Fabrics
- 10 Urban Ore
- 11 Orchard Supply Hardware
- 12 Walgreens
- 13 Discount Fabrics
- 14 Goodwill
- 15 A verb for Keep Warning
- 16 Orchard Supply Hardware
- 17 Walgreens
- 18 Discount Fabrics
- 19 Urban Ore
- 20 Orchard Supply Hardware
- 21 Walgreens
- 22 Discount Fabrics
- 23 Goodwill
- 24 A verb for Keep Warning
- 25 Orchard Supply Hardware
- 26 Walgreens
- 27 Discount Fabrics





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